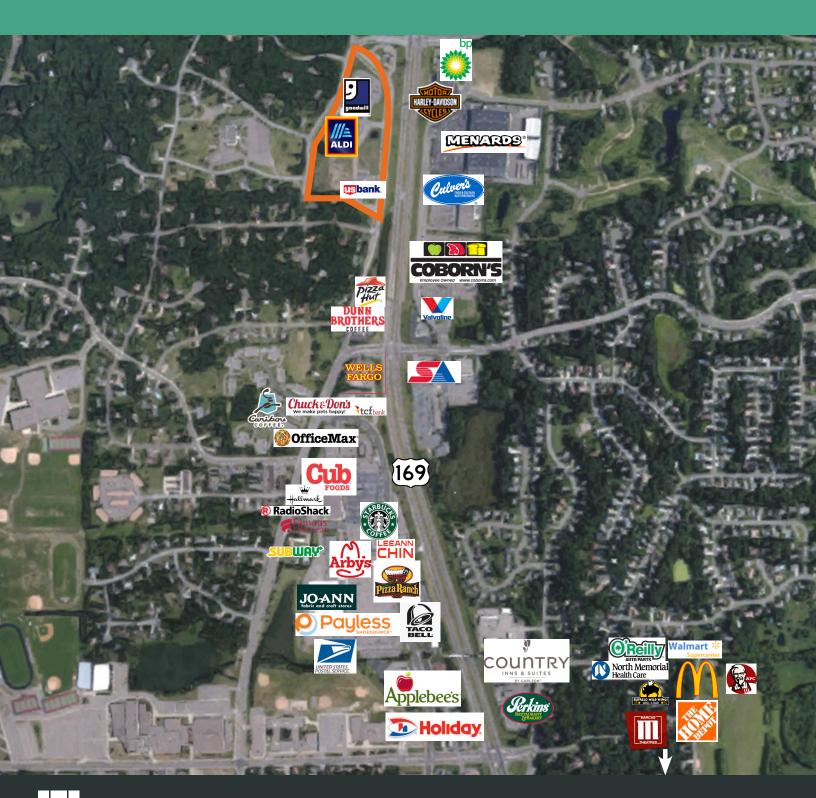
Office - Medical - Residential - Retail - Hotel A World of Possibility in Elk River!

Hwy. 169 and 197th Ave, Elk River, MN



Brent Jacobson Ben Krsnak 612.355.2609 612.355.2608 HEMPEL leasing@hempelcompanies.com leasing@hempelcompanies.com

Elk Ridge

0.75 Acres to 6 Acres Available



Available

Co-Tenancy

Pad sites up to 6 acres and divisible to 0.75 acres

US Bank, Goodwill, Aldi, Perale Vision, and New Horizon Child Care

Area Tenants

Prospective Uses

Walmart, Home Depot, Office Max, Coborns, Cub Foods, and Menards

Office, Medical, Residential, Retail, Hotel

| Traffic Counts | | | | |
|----------------|------------|----------|------------|-----------|
| Highway 169 | | | 42,900 VPD | |
| 197th Avenue | | | 4,850 VPD | |
| Demographics | | | | |
| | Population | Growth % | | HH Income |
| 1 Mile | 10,135 | 18.1 | | \$99,208 |
| 3 Mile | 22,408 | 24.1 | | \$76,438 |
| 5 Mile | 29,084 | 29.0 | | \$79,437 |



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